518, 110 18A Street NW

Realtor: Andrea Tessier & Natasha Phipps

Property Type: Condo Unit

1 Bed, 1 Bath Apartment, 400 SQFT Estimated Rent: $1700/month
Titled Underground Parking Stall
1 Year of Pre-Paid Condo Fees + 1 Year of Pre-Paid PM

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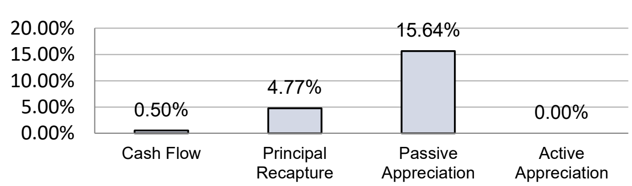
Purchase Price: $379,000

MONTHLY GROSS RENTAL INCOME		**$1,700**	
Rental Vacancy Rate	**2%**	$34	
MONTHLY GROSS OPERATING INCOME (GOI)			**$1,666**
MONTHLY OPERATING EXPENSES			
Property Taxes		$125	
Insurance		$50	
Utilities (paid by tenant)		$0	
Repairs & Maintenance Reserve	**1%**	$17	
Property Management	**0%**	$0	
Condo/Strata/HOA Fees (1 YR FREE)		$0	
Cleaning		$0	
Gifts	**0%**	$0	
Lawn Maintenance/Snow Removal		$0	
Other		$0	
TOTAL NET OPERATING EXPENSES (NOE)			**$192**
NET OPERATING INCOME (GOI - NOE)			**$1,474**
MONTHLY DEBT SERVICE			
Mortgage Payment		$1,433.23	
2nd Mortgage or LOC Payment			
TOTAL MONTHLY DEBT SERVICE			**$1,433**
ESTIMATED NET MONTHLY CASH FLOW			**$41**
PASSIVE APPRECIATION			**4.00%**
LIST PRICE			**$379,000**
Down Payment	**25%**	$94,750	
Mortgage Amount		$284,250	
Interest Rate		**4.50%**	
Amortization (years)		**30**	
Monthly Payment		$1,433.23	

4 RETURN STREAMS



Disclaimer:
Every investment involves risk, and any purchaser of real esate is responsible for their own due dilligence. Buyer beware. Nothing is guaranteed by Phipps Real Estate Group or CIR Realty. All figures listed on this page are for academic evaluation only, and any interested investor is responsible for their own model assumptions, and should do their own research and evaluation before making an investment.

CASH REQUIRED TO CLOSE	
Down Payment	$94,750
Initial Improvements	$0
Building Inspection	$0
Appraisal	$350
Land Transfer Tax	$0
Legal Fees	$1,800
TOTAL CASH REQUIRED	**$96,900**

4 RETURN STREAMS		
Cash Flow	$	489.21
Principal Recapture	$	4,619.47
Passive Appreciation	$	15,160.00
Active Appreciation	$	-
Year One Total ROI		**20.92%**